Undisturbed Open Space

Hillside Orchard

Existing Trees to be Preserved as Feasible

Enhanced Hillside -Typical

Hillside Natural

Hill Valley Drive

North Trail Turnaround

Enhanced Hillside -Typical

Parkway Landscape - Typical

Buffer Landscape -Typical

Woodland

Trail Head Park
(Privately Maintained
Open to Public)

Existing Trees to Remain - Typical

RPO/Biological Setback Line

Eden Valley Lane

Entry

Buffer Landscape -Typical

Woodland

Storm Water Basin - Typ.

Central Oak Park

Existing Trees to Remain - Typical

Woodland

Mt Whitney Road

RPO/Biological-Setback Line

Existing Trees to Remain - Typical

Entry

Private Recreation Facility

Entry

Public Neighborhood Park and Staging Area

Country Club Drive

Entry

Equestrian Facility
(Open to Public, Trailer Parking, Privately Maintained)

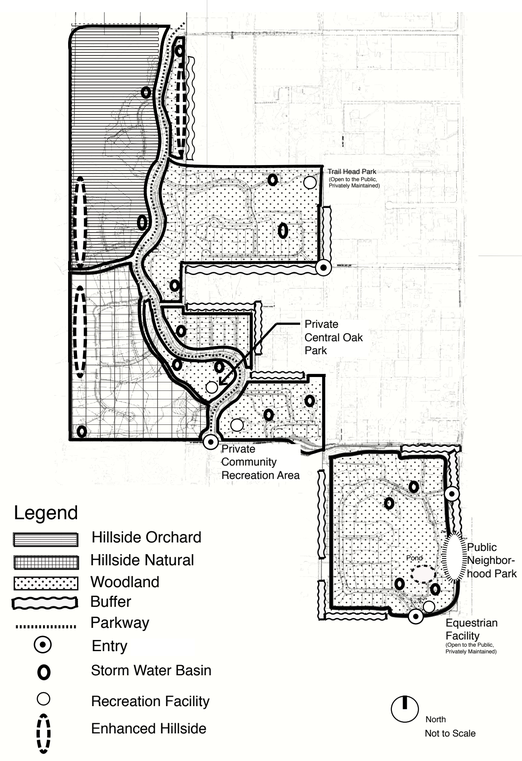
Orchard Trees

Proposed Trees

Existing Trees

Buffer Trees

Note:
For Wall and Fence Locations Refer to Community Identity Elements Plan and Wall and Fence Image Exhibits



Landscape Zone Concept

Landscape Concept Plan Sheet 1 of 2

Valiano Development Plan

County of San Diego - PDS2013-SP-13-001

Rev March 13, 2015

Eden Hills Project Owner, LLC

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MSimpson ASLA
Landscape Architecture/Planning
Laguna Beach, CA
949.375.2523

Landscape Concept and Palette

Landscape Palette

The plant material listed below is not intended to be a complete list, but rather offer a representation of the plants suitable for the project. The areas described below are to be utilized by the developer. In areas with plant restrictions such as fuel modification zones, revegetation or mitigation areas, plant material shall conform to the guidelines of the agency having jurisdiction over these areas. In Fuel modification zones certain plants may be prohibited or limited in the quantities used. Plant material shall conform to all height and setback requirements in utility easements. Plant material chosen should also be commercially available.

Typical Landscape Zones:

Typical Parkway Landscape
The primary street tree is California sycamore and Coast Live Oak It should be planted in informal groves occasionally interrupted by drifts of California Bay Laurel trees. Olive trees will be located at entries.

Olea europea	Olive
Platanus racemosa	California sycamore
Quercus agrifolia	Coast Live Oak
Umbellularia californica	Bay Laurel

Typical Woodland Landscape Zone
Broad canopies dominate the landscape. Existing woodlands open space should utilized native species only. Acceptable species for streets and residential areas include but are not limited to:

Alnus rhombifolia	White Alder
Cinnamomum camphora	Camphor tree
Fraxinum species	Evergreen Ash
Koelreuteria species	Chinese Lantern Tree
Lagerstroemia indica	Crape Myrtle
Platanus racemosa	California Sycamore
Quercus species	Oak
Ulmus parvifolia ‘drake’	Chinese Elm
Umbellularia californica	Bay laurel

Typical Orchard Hillside Landscape Zone
Planting will be done in informal groves with dark evergreen trees. Acceptable species include but are not limited to:

Arbutus marina	Strawberry Tree
Citrus Species	Citrus
Lophostemon confertus	Brisbane Box
Lauris nobilis	Sweet Bay
Olea europea	Olive
Podocarpus gracilor	Fern Pine
Quercus species	Coast Live Oak
Quercus virginiana	Southern Live Oak

Typical Natural Hillside Landscape Zone
Planting will be done in informal groves and may have fuel modification restrictions. Streets and residential yards can use compatible non-native adapted species. Acceptable species include but are not limited to:

Trees and shrubs for Native Zones:

Heteromeles arbutifolia	Toyon
Quercus engelmannii	Mesa oak

Streets and Residential Lots:

Cupaniopsis anacardiodes	Carrotwood
Olea europea	Olive
Pittosporum undulatum	Victiorian box
Quercus species	Coast Live Oak
Quercus virginiana	Southern Live Oak
Rhus lancea	African sumac
Schinus Molle	California Pepper

Typical Enhanced Hillside
Planting of slopes and other disturbed areas adjacent to areas of native vegetation shall be accomplished in a manner so as to provide visual and horticultural compatibility with the indigenous native plant materials. Native Plants and hydroseed mixes shall be used where ever possible and appropriate. Trees, and Oaks in particular should be a mix of 1, 5, 15 gallon and 24 and 48-inch box to create a mixed-age stand. For the enhanced plantings on manufactured slopes, one gallon and five gallon shrubs would be planted in addition to the hydroseed mix. See Plant List for additional understory material.

Sample Native Hydroseed Plant Material for Slopes (Seed Mix to be determined by location and micro climate)

Baccharis piluaris	Coyote Bush
Eriophyllum Confertiflorum	Golden Yarrow
Encelia californica	Bush sunflower
Eschscholzia californicus	California Poppy
Lupinus Succukentus	Arroyo Lupine
Mimulus sp.	Monkeyflower
Nassella pulchra	Purple Needlegrass
Plantago erecta	California plantain
Salvia Apiana	White sage
Vulpia microstachys	Three Week Fescue

Typical Buffer Landscape
Planting will be done in dense informal groves to provide a heavy screen and may have fuel modification restrictions. Drought tolerant plants are recommended.

Archtostphylus species	Manzanita
Mahonia ‘Golden Abundance’	Hybrid Oregon grape
Prunis illicifolia	Catalina Cherry
Quercus agrifolia	Coast Live Oak
Quercus dumosa	Coastal Scrub Oak
Romneya ‘white Cloud’	Matilla Poppy
Rhamnus californica cultivars	Coffeeberry
Rhus ovata	Sugar bush

Storm Water Basins
Plant selections should aim to control erosion and wick water from soils. Accordingly, groundcovers and grasses that provide quick cover are the best choices for the lower zones. Trees and large shrubs are best planted in the high zone where their roots can absorb the infiltration. Low shrubs, grasses and groundcovers may be used in the mid zone depending on the slope, soil type, and drainage patterns. These areas will be maintained by the HOA.

Trees

Aesculus californica	California buckeye
Alnus rhombifolia	White alder
Cercis occidentalis	Western redbud
Fraxinus latifolia	Oregon ash
Prunus lyonii	Catalina cherry
Salix coulteri	Coulter willow
Salix laevigata	Red willow
Salix lasiolepis	Arroyo willow
Sambucus mexicana	Blue elderberry
Umbellularia californica	California bay

Shrubs/ Ground Covers

Baccharis species	Baccharis
Rhamnus californica	Coffeeberry
Ribes species	Currant/Gooseberry
Rosa californica	California rose
Salvia species	Sage

Grasses

Carex spp	Sedge
Elymus spp	NCN
Festuca californica	California fescue
Festuca mairei	Atlas fescue
Iris douglasiana	Douglas iris
Juncus patens	Common rush
Juncus textills	Basket rush
Muhlenbergia rigens	Deer grass
Pennisetum spp	Fountain grass

Understory Plant Material – All Zones
The following shrubs and ground covers may be used within the project. Plants should be grouped according to exposure and water requirements and according to compatible design and aesthetic character of the zone. Typically the hillside should consist of dryer plant material which transitions to the natural environment. Native species and cultivars are encouraged. Acceptable species include but are not limited to:

Shrubs and Ground Covers

Agave species	Agave
Aloe species	Aloe
Arctostphylus species	Manzanita
Baccharis species*	Baccharis
Bougainvillea spp.	Bougainvillea
Calliandra species	Fairy Duster
Callistemon species	Bottle Brush
Cistus purpurpureus	Orchid Rockrose
Carissa macrocarpa	Natal Plum
Cotoneaster species	Cotoneaster
Dendromedon species	Bush Poppy
Dodonaea viscosa	Hop Seed Bush
Echium fastuosum	Pride of Madera
Feijoa sellowiana	Pineapple Guava
Galvezia speciousa	Island Bush Poppy
Gardenia jasminoides ‘mystery’	Gardina
Gossypium harknessii	San Marcos Hibiscus
Huechera species	Coral bells
Hemerocallis species	Daylily
Iris douglasiana	Pacific Iris
Lantana species	Lantana
Lavandula species	Lavender
Lavatera species	Tree Mallow
Leptospurmum species	Tea Tree
Leucophyllum species	Sage
Maytenus phyllanthoides	Mangle Dulce
Myrtus communis ‘compacta’	True Myrtle
Oenthera species	Evening Primrose
Raphiolepsis species	Indian hawthorne
Punica granatum	Pomegranate
Rhus ovata	Sugar Bush
Rosa species	Rose
Rosmarinus species	Rosemary
Salvia species	Sage
Sambucus mexicana	Blue Elderberry
Senna species	Cassia
Trachelospermum jasminoides	Star Jasmine
Vitex agnus-castus	Chaste TreVitus species
Wisteria species	Wisteria
Xylosma congestum	Glossy Xylosma

Other Ornamentals and Grasses

Agrostis species	
Carex species	Sedge
Dasylirion species	Mexican Grass Tree
Elymus glaucus	Blue Wild Rye
Festuca species	Fescue
Hesperaloe parviflora	Red Yucca
Muhlenbergia rigens	Deer Grass
Nolina species	Nolina
Opuntia species	Cactus
Stipa tenuissima	Mexican Feather Grass
Yucca species	Yucca

Plant Container Sizes

Trees: Container Sizes for trees will vary from 5 gallon to 48” box, depending on the location, species and availability. Final plant selection and container sizes will be submitted during final engineering and design review process. Per the project Visual Impact Analysis in the EIR, Trees would be routinely planted from 15-gallon or 24-inch box containers (with focused larger sizes as specified below) and shrubs would be planted from one- and five-gallon containers.

Due to their slow growth rate relative to other species noted above, the entry olives would be installed from 36- to 48-inch boxes. Key visual locations of Oaks also would be planted from 48-inch boxes within streetscape and buffer areas and mixed with 15 Gallon and 24” box for diversity.

Shrubs: Shall have a minimum size of one (1) gallon.
Groundcovers shall be planted from minimum size of flats.

Irrigation
Plants shall be grouped in hydrozones, which are groupings of plants with similar watering needs. Irrigation shall be calibrated to the water needs of each hydrozone to avoid over- and under watering. Low-water native plants and ornamentals will be used whenever possible, in non-irrigated areas, supplementary irrigation may still be needed to maintain these plants.

The Project will be connecting to a recycled water system in the future in accordance with the standards set by Rincon del Diablo Municipal Water District (Rincon) for all common area landscape irrigation, including private parks, streetscapes and manufactured slopes. It is anticipated that Rincon will interconnect the Project’s recycled water system with the facilities approved and being constructed in Harmony Grove for recycled water. The initial irrigation system will use potable water but the irrigation equipment will be installed anticipating recycled water and use purple indicators on irrigation equipment and purple pipe to accommodate the future water source.

At such time the recycled water system is connected, all above ground, exposed facilities shall be consistently color-coded (purple) and marked to differentiate recycled water facilities from potable water and/or wastewater facilities and signed to meet Rincon standards. All future irrigation plans will be reviewed and approved by the County’s Environmental Health Department in conjunction with Rincon Water District prior to approval of landscape and grading plans

Revegetated areas may use temporary irrigation for establishment if needed. Large areas of former agriculture zones may not need irrigation unless they fall within an irrigated fuel modification zone. All irrigation systems shall follow the County’s Water Conservation and Landscape Ordinance Design Manual to establish efficient irrigation systems.

Notes
1. Common area open space and landscape will be maintained by an HOA. Maintenance areas will be delineated at a future date.

2. Fuel Modification zones are show on a separate exhibit entitled “Fire Protection Plan”.

3. All plant material shall comply with County of San Diego, Utility company restrictions and San Diego County Fire Authority, San Marcos Fire District spacing and setback requirements.

4. Landscape shall conform to policies of the Elfin Forest Harmony Grove Community Plan and the San Dieguito Community Plan, in particular Soils policy #7, which states, “When the natural terrain is altered, new landscaping shall utilize at least 50% native species.”

5. Per San Marcos Fire District all tree canopies are to be spaced so crowns of all mature trees on level ground maintain a 20’ separation and trees on slopes maintain a 30’ horizontal separation in the fuel modification zones.

6. Refer to the Biological Open Space maps and documents for plant restrictions and setbacks in those zones.

7. In graded areas where exposed rock face is present, a desert varnish rock stain shall be used in conjunction with a certified letter from a geotechnical engineer that states no significant soil erosion is present.

8. Plans shall be submitted to SDG&E Land Management department for review for all landscape work within the easement. All plant material shall conform to SGDE requirements.

Landscape Concept Plan Sheet 2 of 2

Valiano Development Plan

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MSimpson ASLA
Landscape Architecture/Planning
Laguna Beach, CA
949.375.2523